

PUD PLANNED UNIT DEVELOPMENT DISTRICT

The Planned Unit Development District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city. The PUD should:

- (1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.
- (2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.
- (3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas
- (4) Preserve the natural environment by minimizing the grading necessary for construction.
- (5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

PERMITTED USES: 1,4,8,9,10,11,12,13,16,17,18,19,20,22,27,29,42

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 4: CULTURAL, RECREATIONAL AND HEALTH FACILITIES

Cultural, recreational and health facilities which serve the residents of the community. These uses are typically public in nature but may also be private.

UNIT 8: SINGLE-FAMILY DWELLINGS

Single-family detached dwellings located in appropriate residential areas.

UNIT 9: ZERO LOT LINE

Single family residences which have a zero lot line lot configuration.

UNIT 10: TOWNHOUSE

Single family residences which have either a townhouse design or a condominium ownership regime.

UNIT 11: DUPLEXES

A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families

UNIT 12: HIGH DENSITY RESIDENTIAL

Units of two (2) or more dwelling units which have been grouped separately to allow high density residential development. However, lower density dwelling units, such as two, three or four family dwellings are also allowed.

UNIT 13: THREE AND FOUR FAMILY RESIDENTIAL

Units of three or four dwelling units

UNIT 16: OFFICES, STUDIOS AND RELATED SERVICES

Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales

UNIT 17: EATING PLACES

Eating places, other than drive-ins, which do not provide dancing or entertainment.

UNIT 18: HOTEL, MOTEL AND ENTERTAINMENT FACILITIES

Athletic facilities, hotels, motels and certain types of entertainment facilities including restaurants providing dancing, taverns, clubs and lodges.

UNIT 19: NEIGHBORHOOD SHOPPING GOODS

Establishments providing a variety of frequently purchased commercial goods, where convenience of location is more important than comparative shopping with size of the facility and traffic generation to be considered. These uses are grouped in order that limited commercial uses be permitted adjacent to residential areas. Uses include retail food and drug stores, dry-cleaning and coin-operated laundries, and convenience stores.

UNIT 20: SHOPPING GOODS

Stores selling retail goods, which are ordinarily purchased less frequently and often have a community-wide or regional market. These uses include building materials, hardware, lawn and garden supply, department, variety and general merchandise stores, apparel and accessory stores, furniture, home furnishings and equipment stores. Included are also personal services and transportation services including bus and taxi.

UNIT 22: AUTOMOTIVE SERVICES

Automobile service stations can be significantly objectionable to nearby uses, therefore, such establishments have been allowed only in districts where necessary to provide this use.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 29: HOME OFFICE

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence.

UNIT 42: CHURCH/SYNAGOGUE

A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,6,7,15,20,28,40**UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT**

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 6: AGRICULTURE

Establishments (farms, orchards, greenhouses, nurseries, etc.) primarily engaged in the production of crops, plants, vines and trees. Also included are crop preparation services which are primarily engaged in performing a variety of operations on crops subsequent to their harvest, with the intent of preparing them for market or further manufacture. The open nature of these areas is also appropriate for cemeteries and related support facilities. Not included are types of animal husbandry as detailed in Unit 7.

UNIT 7: ANIMAL HUSBANDRY

Establishments (farms, ranches, dairies, feedlots, egg production facilities, broiler facilities, poultry hatcheries) primarily engaged in the keeping, grazing or feeding of livestock for the sale of livestock or livestock products. Also included are veterinary and other animal services. Recreational uses include riding stables and rodeo grounds. These uses are ordinarily objectionable to other uses and require, therefore, a buffer strip when abutting any C or R district.

UNIT 15: MANUFACTURED HOME PARK

Separate use of mobile and manufactured home parks, in order that they may be located in appropriate residential areas.

UNIT 20: SHOPPING GOODS

Stores selling retail goods, which are ordinarily purchased less frequently and often have a community-wide or regional market. These uses include building materials, hardware, lawn and garden supply, department, variety and general merchandise stores, apparel and accessory stores, furniture, home furnishings and equipment stores. Included are also personal services and transportation services including bus and taxi.

UNIT 28: HOME OCCUPATION

Permitted accessory use of a dwelling or gainful employment customarily carried on entirely within the residential dwelling, which is clearly incidental and secondary to the principal use of the structure for residential dwelling purposes by the occupants of the residence. Additional requirements are stipulated in Article 3, Section 5 of the Zoning Regulations.

UNIT 40: TEMPORARY CLASSROOMS

The addition of temporary or portable classrooms to public, private or denominational schools that are modular or prefabricated structures and established for a period of time not to exceed two (2) years with the intent to discontinue such use upon the expiration of the time period and removal of the structure from the site. Temporary classrooms do not involve the construction or alteration of any permanent building or structure. In addition, it shall be necessary for all units to meet the following requirements: 1) Zoning district regulations; 2) All building codes of the city; and 3) Be secured to a permanent masonry or concrete foundation.

ACCESSORY USES

See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW

When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS

Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,

Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.

Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.